



Market Ready Real Estate
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Home Inspection Report

2704 Leslie

Inspected By: Samuel Gant

Inspected On Thu, Mar 28, 2024 at 1:13 PM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Site: Patios/Decks

Back deck shows severe signs of damage. The inspector reported that it poses a safety concern. Repair recommended.



Exterior: Balconies

The inspector observed that the back deck is damaged and missing some railing, and poses a safety concern. Repair recommended.



Notes

The garage is in a severe state of disrepair. It was of the inspectors opinion that it is deemed to be unsafe. Correction recommended.



Notes

At the time of the inspection, the upstairs balcony did not have any railing. This poses a safety concern. Correction recommended.



Repair or Replacement Needed

Site: Vegetation

The inspector observed that there was vegetation growing next to structure and foundation. The vegetation has also overgrown severely in the back of the house. Correction, recommend it.



Site: Steps/Stoops

The inspector observed that the porch and the steps showed signs of damage. Repair recommended.



Exterior: Exterior Trim Material

The inspector observed that the trim was damaged or had material. Deep cracks in several places. Repair recommended.



Exterior: Windows

The inspector noticed that several windows head material defects or were not present. Repair recommended.



Exterior: Entry Doors

The inspector observed at the front interior door was not present.



Roofing: Gutters & Downspouts

No gutters were present on the house. Correction recommended.

Roofing

The inspector observed that the roof it was missing, and that there was water damage to the floor in the attic as a result. Fan installation on roof recommended.



Electrical: Type of Service

The power supply line and the electric meter have been removed from the house and are not present. Correction recommended.



Plumbing: Waste Pipe Material

At the time of the inspection the piping had already been removed from the property. correction recommended.

Plumbing: Water Heater

At the time of the inspection, the water heater and piping had been removed from the basement. The water heater is not present.

Bedrooms Unit #2: Bedroom #1: Doors

Inspector observed at the door does not open or close. Repair recommended.



Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Overview



Site Grading

Sloped Away From Structure

Condition: Marginal

Vegetation

Growing Against Structure

Condition: Repair or Replace

Comment 1

Repair or Replacement Needed

The inspector observed that there was vegetation growing next to structure and foundation. The vegetation has also overgrown severely in the back of the house. Correction, recommend it.



Driveway

Concrete

Condition: Marginal



Walkways

Concrete

Condition: Marginal

Steps/Stoops

Brick

Condition: Repair or Replace

Comment 2

Repair or Replacement Needed

The inspector observed that the porch and the steps showed signs of damage. Repair recommended.



Patios/Decks

Wood

Condition: Repair or Replace

Comment 3

Safety Concern

Back deck shows severe signs or damage. The inspector reported that it poses a safety concern. Repair recommended.



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick

Condition: Marginal

Exterior Trim Material

Wood

Condition: Repair or Replace

Comment 4

Repair or Replacement Needed

The inspector observed that the trim was damaged or had material. Deep cracks in several places. Repair recommended.



Windows

Wood

Condition: Repair or Replace

Comment 5

Repair or Replacement Needed

The inspector noticed that several windows head material defects or were not present. Repair recommended.



Entry Doors

Wood

Condition: Repair or Replace

Comment 6

Repair or Replacement Needed

The inspector observed at the front interior door was not present.



Balconies

Wood

Condition: Repair or Replace

Comment 7

Safety Concern

The inspector observed that the back deck is damaged is missing some railing, and poses a safety concern. Repair recommended.



Railings

Not Present

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars

Roof Design

Gable

Roof Covering

Shingles

Condition: Marginal

Comment 8 Information

After observing the attic interior, it is of the inspectors opinion that the roof is in good condition, except for one area that a vent was missing. Water damage shown on the floor from below the vent.

Photo Of Each Roofing Type



Chimney

Brick

Condition: Further Evaluation Required

Comment 9 **Information**

The inspector observed that the chimney had wear and tear. Tuckpointing might be required. Further evaluation by a specialist recommended.



Flashings

Asphalt

Condition: Marginal

Gutters & Downspouts

Not Present

Comment 10 **Repair or Replacement Needed**

No gutters were present on the house. Correction recommended.

Roofing Comments

Comment 11

Repair or Replacement Needed

The inspector observed that the roof it was missing, and that there was water damage to the floor in the attic as a result. Fan installation on roof recommended.

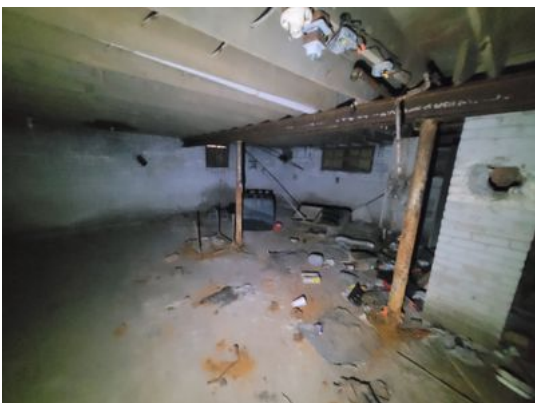


The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Overview Photos Of Basement





Foundation Material

Brick

Condition: Marginal

Signs of Water Penetration

Stains, Mildew

Condition: Further Evaluation Required

Comment 12

Monitor Condition

Basement had signs of previous flooding and mildew. Further evaluation by a qualified professional recommended.





Floor Structure

Wood Frame

Condition: Marginal

Subflooring

Solid Wood Plank

Condition: Marginal

Wall Structure

Wood Frame

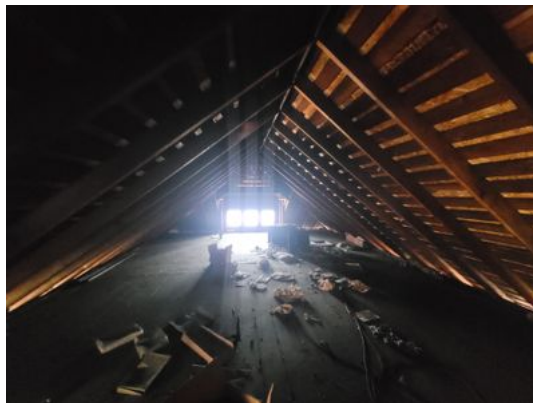
Condition: Marginal

Attic

Attic Entry

Hallway

Overview Photos Of Attic





Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Insulation

Not Present

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Not Present

Comment 13

Repair or Replacement Needed

The power supply line and the electric meter have been removed from the house and are not present. Correction recommended.



Main Disconnect Location

Meter Box

Service Panel Location

Basement

Photo of Panel



Service Line Material

Copper

Condition: Repair or Replace

Service Voltage

240 volts, 120 volts

Service Amperage

100 amps

Service Panel Ground

Not Present

GFCI/AFCI Breakers

Yes

Condition: Further Evaluation Required

Electrical Comments

Comment 14

Information

The inspector observed the wiring in the basement has been stripped from the house. The only thing that is, there is the main service panel, the sub panels have all had the wiring taken out of them.



HVAC System Type

Not Present

Thermostat

Not Present

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Basement

Type of Equipment

Not Present

Heating Fuel

Not Present

Heating Comments

Comment 15 Information

Everything heating related was taken out of the property prior to the inspection. It was of the inspectors opinion that the house had a boiler because of the lack of heat vents. At the time of the inspection there were no radiators or boiler present in the house.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Not Present

Location of Main Water Shutoff

Basement

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

Cast Iron

Condition: Repair or Replace

Comment 16

Repair or Replacement Needed

At the time of the inspection the piping had already been removed from the property. correction recommended.

Sump Pump

Not Present

Water Heater

Comment 17

Repair or Replacement Needed

At the time of the inspection, the water heater and piping had been removed from the basement. The water heater is not present.

Bathroom Full Bath

Location

First floor

Overview Photos of Bathroom



Bath Tub

Not Present

Shower

Not Present

Sink(s)

Not Present

Toilet

Not Present

Shower Walls

Stone

Condition: Marginal

Tub Surround

Tile

Condition: Marginal

Floor

Tile

Condition: Marginal

Ventilation Type

Window

Condition: Repair or Replace



GFCI Protection

Not Present

Living Room

Overview Photos of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Repair or Replace

Electrical

Not Inspected

Windows

Single Hung, Wood

Condition: Repair or Replace



Doors

Not Present

Overview Photos Of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Repair or Replace

Electrical

Not Present

Windows

Double Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Repair or Replace



Bedroom #1

Overview Photos of Bedroom



Flooring

Wood

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Not Inspected

Windows

Double Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Marginal

Bedroom #2

Overview Photos of Bedroom



Flooring

Wood

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Not Inspected

Windows

Double Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Marginal

Bedroom #3

Overview Photos of Bedroom





Flooring

Wood

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Not Inspected

Windows

Single Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Repair or Replace



Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory

Countertops

Laminated

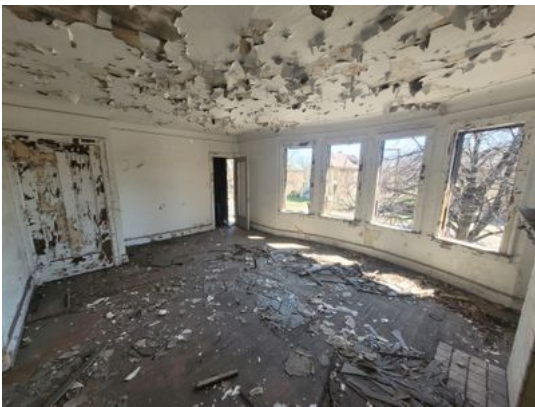
Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Overview Photos Of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Marginal

Electrical

Not Inspected

Windows

Not Present

Comment 18 Information

At the time of inspection all of the windows in the upstairs family room were not present.

Doors

Hinged

Condition: Marginal

Overview Photos of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Repair or Replace

Electrical

Not Inspected

Windows

Single Hung

Condition: Repair or Replace



Doors

Not Present

Overview Photo of Kitchen



Cabinets

Wood

Condition: Marginal

Countertops

Laminated

Condition: Marginal

Sink

Not Present

Bathroom Full Bath

Location

Upstairs

Overview Photos of Bathroom



Bath Tub

Not Present

Shower

Not Present

Sink(s)

Not Present

Toilet

Not Present

Tub Surround

Tile

Condition: Repair or Replace



Floor

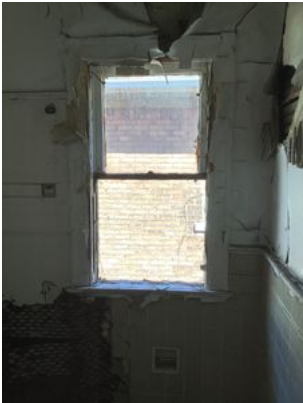
Tile

Condition: Marginal

Ventilation Type

Window

Condition: Repair or Replace



GFCI Protection

Not Present

Bedroom #1

Overview Photos of Bedroom



Flooring

Carpet

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Not Inspected

Windows

Single Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Repair or Replace

Comment 19

Repair or Replacement Needed

Inspector observed at the door does not open or close. Repair recommended.



Bedroom #2

Overview Photos of Bedroom



Flooring

Wood

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Not Inspected

Windows

Single Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Marginal

Bedroom #3

Overview Photos of Bedroom



Flooring

Carpet

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Not Inspected

Windows

Single Hung

Condition: Repair or Replace



Doors

Hinged

Condition: Marginal

Comment 20

Safety Concern

The garage is in a severe state of disrepair. It was of the inspectors opinion that it is deemed to be unsafe. Correction recommended.



Comment 21

Safety Concern

At the time of the inspection, the upstairs balcony did not have any railing. This poses a safety concern. Correction recommended.

